



Florida Non-Profit Housing, Inc.'s Quarterly Review Newsletter

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Rural Development is Open for Business!

They are here to help those affected by COVID-19. USDA Rural Development will use all available program flexibilities and contingencies to serve customers across all programs.





IN MEMORY OF THERESA M. HUNT

Theresa passed away Thursday, September 24, 2020. She came to Florida Non-Profit Housing (FNPH) from Columbus, Ohio.

Prior to coming to FNPH she worked for Columbus Life Insurance Company for over 25 years. During her tenure at Columbus Life, she held various positions. Much like her rise through the ranks at FNPH, Theresa began her career for Columbus Life in an entry-level position, a Policy Typist. She eventually became the Manager of New Business

Administration. She was responsible for the hiring, training, and oversight of a 32-member division, not to mention her responsibilities for training new insurance agents. When Columbus Life decided to move to Cincinnati, Ohio, where its parent company, Western Southern Life, was located, she decided on a bigger move, the move to Florida.

After a brief period of rest, Theresa joined the staff of FNPH. She began her employment as one of the secretaries in 1997. She was responsible for typical clerical duties as well as handling Board Package

information, mailings, reservations for Board Meetings, etc.

After two years of employment with FNPH, she became a Self-Help Specialist, a position she held until her retirement in 2017 totaling 20 years. In her role as a specialist, Theresa provided TA to numerous non-profit agencies, RD and other funding sources.



Farewell to our Executive Director Selvin McGahee



Selvin McGahee is Executive Director of Florida Non-Profit Housing, Inc. (FNPH), the successor organization of the American Friends Service Committee's Florida Migrant and Seasonal Farm Worker Housing effort.

He joined FNPH in 1980 as a Farm Worker Housing Specialist, working with organizations to develop rental housing for farm workers. In 1983 he became a Self-Help Specialist. In 1985 he was promoted to Self-Help Program Director and was responsible for planning and implementing the Technical/Management

Assistance & Training Contract for the Southeastern United States, including Alabama, Florida, Georgia, Mississippi, North Carolina, South Carolina, Tennessee, Puerto Rico and the Virgin Islands.

He was named Executive Director in 1998 following the retirement of Carol Soliz. He is a Board Member of the National Rural Housing Coalition, a former member of the Housing Assistance Council's SHOP Advisory Committee, and he represents FNPH as a member of the Farmworker Housing Directors Association.

Thank you for your 40 plus years of service!!! You will be missed.

Welcome to our New Executive Director Steven Brown



Message from FNPH's, Board

President, on behalf of the Board of Directors:

On behalf of the Board of Directors, I am pleased to announce the appointment of Steven Brown to the position of Executive Director at Florida Non-Profit Housing, Inc. effective Wednesday, October 14, 2020.

Steven is an accomplished Chief Executive Officer (CEO) who has spent over 30 years in non-profit management dedicated to low and moderate income housing and community redevelopment, which is commensurate with FNPH values and mission. Steven brings vast experience in leading both large and small organizations, overseeing operations, upgrading IT systems, managing difficult financial situations, creating new funding sources, and building new programs. He brings a wealth of experience and knowledge in the delivery of non-profit learning programs that achieve specific training objectives and lasting behavioral changes.

Over the course of his career Steven has overseen the success of the Jackie Robinson Foundation,

Greyston Foundation, Building Skills NY, and most recently SOBRO, which focused on workforce development in the affordable housing construction industry for low-income people.

Under his leadership at Greyston he expanded its workforce development beyond the bakery program, grew the Child Care Center to include after school programming, and developed 93 units of new affordable housing with private sector partners.

As a Board we welcome Steven to our organization as the new Executive Director to lead us through these changing times. He will work closely with you as a team, and the Board, to continue delivery of technical assistance and training to organizations engaged in self-help and farm labor housing.

At this time, I would also like to acknowledge and sincerely thank Selvin for his dedicated and committed service to FNPH. Selvin has been with the organization for over four decades and has served as the Executive Director for the last twenty years. He has successfully

led and managed the organization through legislative and funding changes, kept us sound financially, grew our portfolio, sustained, and continued no audit findings throughout his tenure, stayed committed while we conducted an extensive search for a new Executive Director, and continued to manage the organization during COVID-19.

Selvin will be an integral part of the transition and successful onboarding of Steven. He will be staying on with the organization as an employee to train and assist Steven through the end of December. At that time, he will transition into the role of Consultant, and continue to work with us. Selvin has made an important contribution not only to FNPH but to the housing profession. We value him, his experience, and are delighted he will continue to work with us as he enters retirement.

Additionally, I would like to thank each member of the FNPH team. Without each of you, your dedication, talent, and hard work we would not be successful today. There have been many challenges this past year including

staffing, the pandemic, and working from home. You rose to the occasion, accepted the challenges, continued to work hard to provide ongoing support to the organization and serve our clients. We value you and consider you the organization's greatest asset.

Please join the Board in celebrating the continued success of the organization, embracing new leadership, positive change, and wonderful things to come. Together as a team we will move forward.

Kindest Regards,

Vernon Fuller

FNPH Board President



FNPH continues to be interested in our grantees contributing stories regarding the success of the families in your programs. We are certain all grantees are proud of the families they work with and we would like to spotlight them for all to see. Please submit your stories of the journey to homeownership of one, two, or a few of your families, a photo and authorization to FNPH. For more information or a submission, please email Stephen Lozada at slozada@fnph.org.

NEWS & NOTES

- Paid leave for COVID expires at the end of December.
- Starting January 1, 2021 Florida Minimum wage will increase to \$8.65 an hour. Tipped employee minimum cash wage will be \$5.63 an hour.
- temporary authorization to accept appraisals obtained by self-help grantees

https://www.rd.usda.gov/sites/default/files/RDUL-TempFY2021_0.pdf

- For updated income limits visit: <https://www.rd.usda.gov/files/RD-DirectLimitMap.pdf>
- Single Family Housing Direct Eligibility Assessment tool: <https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=assessmentType>

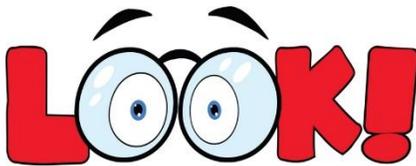
GOOD LUCK!!!

Dear Colleagues,

The U.S. Department of Labor, Employment and Training Administration posted the National Monitor Advocate vacancy on usajobs.gov on 12/17/2020. This position is that of a Workforce Development Specialist, who serves as an expert on issues related to U.S. agricultural employers and migrant and seasonal farmworkers. If you have any questions on the position, please contact the HR specialist in the posting (Jackie Brooks).

- Here's the link for the DE (external/general public) vacancy, <https://www.usajobs.gov/GetJob/ViewDetails/587415000>.
- Here's the link for the MS (internal) vacancy, <https://www.usajobs.gov/GetJob/ViewDetails/587413900>.

The closing date is 12/31/2020.



For Your Awareness:

****NOTICE**** USDA, Rural Development (RD) recently received reports of homeowners receiving letters offering special assistance through the Home Affordable Modification Program (HAMP) and Making Home Affordable trial programs for loans that are delinquent. The letter provides a payment plan and asks the customer to complete a form to be faxed or mailed which contains private information

(social security number, signature). If you are contacted by RD borrowers who may have received this letter, please be advised they should not respond to this inquiry, this is not a legitimate request. If they have received a suspicious call or letter regarding their RD home loan, they should not follow the instructions and instead call RD at 1-800-414-1226 to speak to a representative. If they suspect they have been a victim of identity fraud they should contact the local authorities.

Courtesy of RD/USDA

Extension of Foreclosure and Eviction Moratorium for Single Family Housing Direct Loans

U.S. Department of Agriculture (USDA) extends the foreclosure and eviction moratorium for Single Family Housing Direct Loan Borrowers through February 28, 2021.

The moratorium applies to:

- Initiation of foreclosures or completion of foreclosures in process, excluding vacant and abandoned properties.
- Evictions of borrowers from properties bought with a USDA direct home loan.

For more information on USDA Rural Development's actions to support customers directly impacted by COVID-19 visit

<https://www.rd.usda.gov/coronavirus>

FY 21 Highlights Courtesy of NRHC

The House just released the FY 21 Omnibus Appropriations/ COVID relief bill. The bill is more than 5000 pages long. The COVID package did not include any funding for rural development.

The House and Senate Agriculture Bills were relatively close in appropriations recommendations and the conference agreement reflects that. One of the few areas of disagreement was rental assistance and vouchers. The House included the total for vouchers in the rental assistance account, as proposed by USDA. The Senate did not and prevailed in conference.

Most programs continue at the FY 20 level, which, of course, is billions of dollars above the budget agreement.

Highlights of the COVID Package

Rental Assistance

The bill provides \$25 billion of rental assistance to low income tenants. It also extends until the end of January 2021 a moratorium on evictions and foreclosures, which the Biden administration may extend again. The Treasury Department would be responsible for disbursing the rental assistance to states via a formula based on population. Landlords and building owners can apply on behalf of tenants meeting the eligibility requirements, generally those who make less than 80% of median income in their area, have at least one person in their households who has lost a job and can demonstrate they are at risk of losing their home.

CDFI

\$ 3 billion in emergency assistance grants to CDFIs;\$1.25 billion to be made available within 60 days of enactment; \$1.75 billion in CDFI emergency assistance target to low income minority communities;

\$9 billion in a new CDFI capital investment program targeted to Minority Depository Institutions.

Low Income Housing Tax Credit

Establishes a 4% permanent floor on certain LIHTC projects;

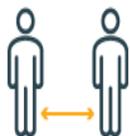
New Markets Tax Credit

5 year extension (2021-2025) of NMTC at \$5 billion in annual allocation authority. Download Summary Here <https://t.congressweb.com/a/?TCFVMZOBDDLYVFU>

CASES ARE RISING.
ACT NOW!



WEAR A MASK



STAY 6 FEET APART



AVOID CROWDS



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